

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/402 NEPEAN HIGHWAY FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12/430 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$378,500	29-Nov-22
101/38 PLAYNE STREET FRANKSTON VIC 3199	-	07-Feb-23
6/72 HIGH STREET FRANKSTON VIC 3199	\$415,000	08-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 February 2023



**12/430 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$378,500** Sold Date **29-Nov-22**

Distance **0.27km**



**101/38 PLAYNE STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS UN} Sold Date **07-Feb-23**

Distance **0.77km**



**6/72 HIGH STREET FRANKSTON
VIC 3199**

 2  1  2

Sold Price **\$415,000** Sold Date **08-Sep-22**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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